

CAULDCOTS FARMHOUSE AND BUILDINGS

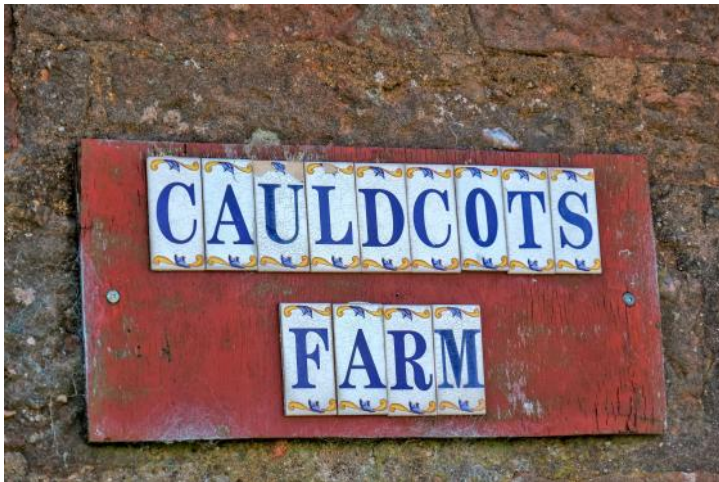
FETTERCAIRN, LAURENCEKIRK



ABERDEEN
&
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"A unique opportunity to acquire a large traditional farmhouse and range of outbuildings with great potential in a peaceful rural location at the foot of the **Mounth**, near the village of **Fettercairn**."



Cauldcots, Fettercairn, Laurencekirk, Aberdeenshire, AB30 1DR

For Sale as a whole:

Offers Over £275,000

Property Highlights

- + Large south-east facing traditional farmhouse, comprising four bedrooms and ample internal storage
- + Extensive range of farm buildings set in two acres with great potential
- + Peaceful, scenic rural location at the foot of the Mounth hills, less than 1 mile outside Fettercairn

Location & Situation

For those looking for a country property project with fantastic space and potential, in a peaceful rural location in southern Aberdeenshire near ample amenities and transport links, Cauldcots is the one for you.

Cauldcots is situated on the edge of the fertile Howe of the Mearns, with the spectacular Mounth hills, separated from the Howe by the Highland Boundary Fault, serving as a stunning backdrop. The area sits within the Brae of the Mearns Special Landscape Area, with the property enjoying a scenic outlook south-east over the Mearns farmland. In addition, the property lies just to the east of Fountain Hillock, a burial ground from the Neolithic or Bronze age, which is classified as a Scheduled Monument.

Cauldcots is located less than one mile to the north-west of the picture-perfect conservation village of Fettercairn. This scenic settlement, home to the distinctive landmark of the listed Royal Arch and the Fettercairn single malt whisky distillery, features the local primary school, shop and hospitality venues.

The nearest town is Laurencekirk, located approximately 4 miles to the south-east of Fettercairn along the B9120 road.

Laurencekirk, locally known as "Lournie", lies at the heart of the Howe of the Mearns. Extensive local facilities can be found here, including secondary education at Mearns Academy, food shops, further local services and transport links to the A90 dual carriageway, as well as the local railway station taking passengers both north and south.

The local area plays host to ample leisure and recreational opportunities. Towards the coastline beyond Laurencekirk, you can enjoy the sweeping sands of St Cyrus beach and the spectacular rocky cliffs bordering the North Sea all the way to Stonehaven and Dunnottar Castle, intercepted by the scenic fishing villages of Johnshaven and Gordoun. Inland, history buffs will love Thornton and Fasque Castles nearby, while towards the hills Glen Esk makes for a scenic explore and the exhilarating road over the Cairn o' Mount pass makes for a stunning drive over the hills to Royal Deeside.

Furthermore, Cauldcots benefits from being almost equidistant between the Silver City of Aberdeen and the up-and-coming 'City of Discovery' of Dundee, located to the north and south respectively. Both cities have a plethora of retail, hospitality and events offerings, as well as airports offering a range of flight connections for both domestic and business commuting.

Distances

Fettercairn 1 mile

Laurencekirk 5 miles

Aberdeen 35 miles

Dundee 37 miles



Cauldcots Farmhouse

Gross Internal Floor Area - approx. 168 sq.m

what3words location: ///stuck.twilight.stolen

Accommodation

The house at Cauldcots comprises a traditional two-storey farmhouse of local red sandstone and slate construction with a utility extension to the rear, providing spacious and comfortable living accommodation across two storeys. The farmhouse requires some renovation, though has great potential and allows a prospective purchaser to put their own stamp on their future home.

Entering the property from the rear entrance, you walk into the well-appointed rear utility room with tiled floor and wash basin with adjoining storage/drying room, making perfect storage space for coats and boots. From the utility room, you enter the spacious and modern sun-lit kitchen, featuring tiled floor, a large amount of storage space as well as integrated oven and microwave. The kitchen, already very sizeable, benefits from an additional adjoining food pantry, perfect for keeping additional tins and ingredients for future baking and cooking.

From the kitchen, you enter the main hallway with staircase on the left and front door on the right. Straight ahead lies the bright and spacious dining/sitting room, where extensive and scenic views out to the north-east and south-east of the property can be enjoyed. Adjoining this room, past the staircase, lies the main living room, the heart of the country home, with colourful tropical-themed wallpaper and an open stone fireplace, perfect for keeping cosy on a cold winters evening.

Going up the spiral staircase onto the first floor, the spacious master bedroom on the right features ample storage space and stunning views over the Howe of the Mearns. Adjacent to the master bedroom lies the cosy box room, as well as the modern whitewashed bathroom with oak laminate flooring, bath and shower over. On the left of the staircase lies two further large bedrooms.

Outside

Externally, the property benefits from a generous front garden laid to lawn with rotary washing line, offering great potential for a budding gardener and the perfect place to soak up the sun and admire the extensive views on offer. A large and extensive gravel parking area is located directly to the rear of the house.





Cauldcots Farm Buildings

what3words location: [///stuck.twilight.stolen](https://www.what3words.com/stuck/twilight/stolen)

Buildings

Cauldcots comprises a range of versatile agricultural buildings, most of which are of traditional sandstone and slate construction. They include a traditional U-shaped and L-shaped steading, infill cattle court and corrugated hay barn with lean-to, as well as the remains of a couple of derelict bothies and foundations of old sheds.

The buildings are currently utilised for general storage and are serviced with mains electricity and private water, offering ample space for external storage or as a workshop space.

The buildings area offers an excellent opportunity for redevelopment for a variety of uses, subject to necessary local authority consents. They present an interested party with a blank canvas to draw up and plan their own ideas and aspirations for their future use.

Including the farmhouse and buildings, the property extends to just over 2 acres in total, as per the attached indicative plan.

Property Details

Home Report: Available on our website.

EPC: Band F.

Council Tax: Band D.

Windows and Doors: Timber framed double glazing. External plastic style / internal timber panel doors.

Services: Mains electricity. Oil central heating. Private water supply. Private drainage to septic tank.

Included in Sale: All existing internal furnishings.

Directions

From the south, follow the A90 dual carriageway north through the county of Angus. About 1.5 miles after entering Aberdeenshire, turn left onto the B974 road, signposted 'Fettercairn 4'. Follow this road, turning right at the T-junction signposted 'Fettercairn 1'. Once entering Fettercairn, turn right at the 'STOP' junction to drive under the Royal Arch, then turn left at the proceeding roundabout.

From the north, follow the A90 dual carriageway south. As you reach Laurencekirk, turn right onto the A937 signposted 'Laurencekirk 3/4'. Driving along the High Street, turn right onto the B9120 signposted 'Fettercairn 4.5'. Once you reach Fettercairn, go straight on at the roundabout

Immediately after the roundabout, go straight ahead onto School Road, not following the B970 which turns to the right. Follow this road out of the village, passing the distillery on the right. Cauldcots is the second dwelling on the left, as indicated by our 'For Sale' board.

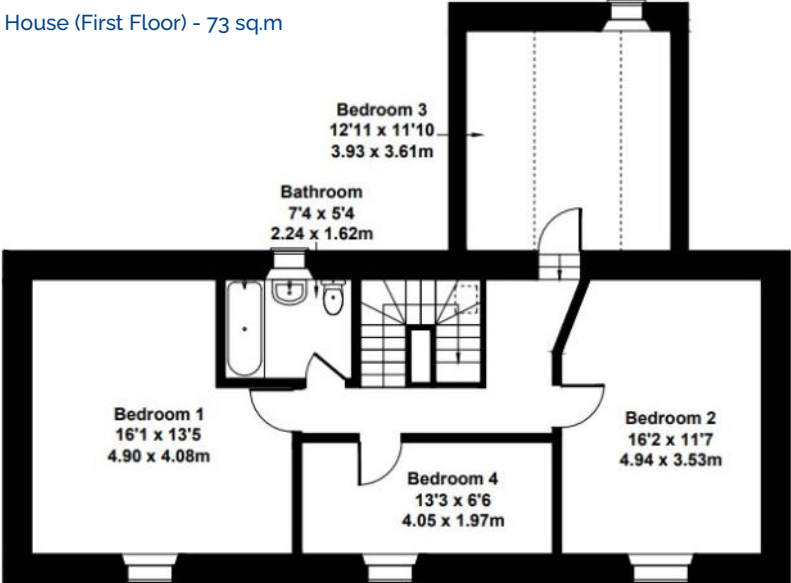
Viewings

To arrange a viewing please contact Aberdeen & Northern Estates on 01467 623800 (Mon - Fri, 9am - 5pm), or contact Mr Middleton out-of-hours or weekends on 07774 990 807 or 01561 340476.

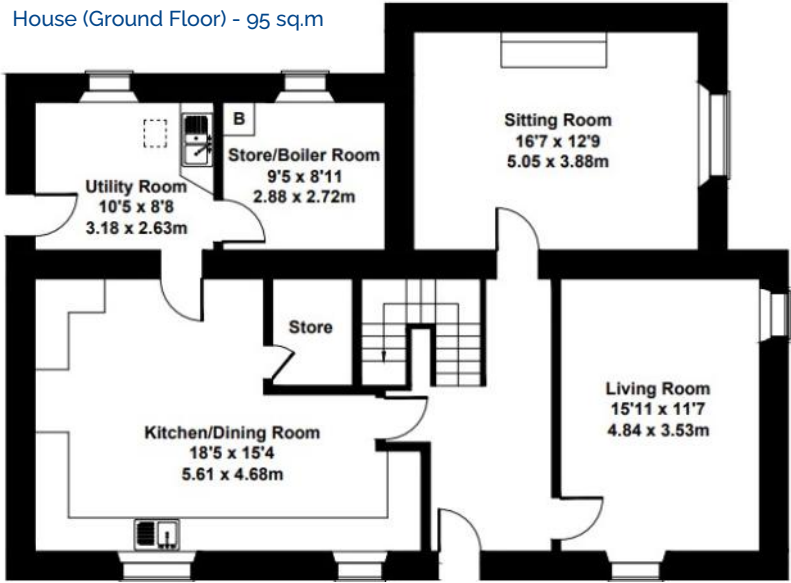




House (First Floor) - 73 sq.m



House (Ground Floor) - 95 sq.m



Property Details & Important Notices

Local Authority: Aberdeenshire Council, Viewmount, Arduthie Road, Stonehaven AB39 2DQ

Entry: By mutual arrangement

Mineral Rights & Sporting Rights: Included in the sale, insofar as they are owned.

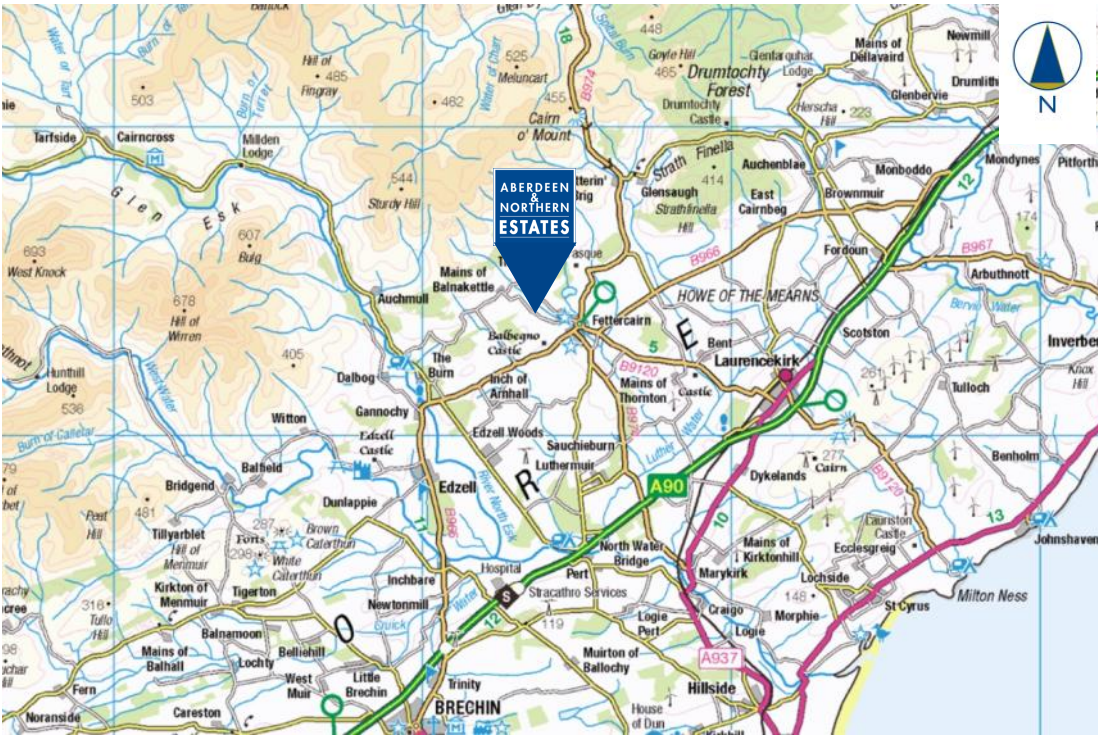
Note: Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

Offers: Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves: The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Title: The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).



Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Purchase Price: Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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Viewing strictly by appointment only



To view this property or for further information, contact our agent:

Daniel Grant

01467 623800

daniel.grant@anmgroupp.co.uk



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Aberdeen & Northern Estates Ltd

Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

01467 623800

estates@anmgroupp.co.uk

anestates.co.uk



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